



September 22, 2021

City of Olympia
Community Planning & Development
601 4th Ave E
Olympia, WA 98501

**RE: *Narrative –Pre-Submission Conference for Capital Village Pad 2 Expansion
400 Cooper Point Rd SW, Olympia, WA 98502***

We propose to construct a 1,366 SF single story addition to an existing single story commercial building. The referenced above occurs to the south end of Pad 2, which is part of the Capital Village shopping center. The current tenant, OBEE Credit Union will remain. Site work will include all underground utility connections to existing services, new curb and sidewalk along a portion of the east, and south facades, new patio on the south side of the new addition and relocated interior parking lot landscape planter. Existing parking lot lighting to remain as-is.

The new 1,366 SF addition will be wood frame type VB construction for an A-2 occupancy and includes interior seating for approximately 66 guests. The building façade is a combination of fiber cement wall panels, veneer brick pilasters and a stone wainscot at the base. An extended tower for signage, pedestrian awnings, and modulated parapet heights help reduce the mass of the building. The building at its highest point is 24'-0" above adjacent grade.

The building is set close to the corner with enhanced landscape buffers to screen the drive through lane that wraps the south and east side of the building. A dumpster enclosure is located north of the building.

The site area is 702,623 s.f. (16.1 acres) in a HDC4 – High density corridor 4 zoning e plan designation. Parking required is 4 spaces per 1000 s.f. of gross floor area of a shopping center of between 15,001 to 400,000 s.f. The shopping center has 156,462 s.f. / 4/1000 which requires 626 parking stalls. The finished project will have 774 parking stalls which meets the code requirement. The Project adds approximately 1,302 s.f. of impervious area to the site. New landscape areas buffer the new patio area and new accessible parking stalls south of the extension.

Provided for review are the civil site plan, floor plan, and elevations to show the project as proposed.

8383 158th Ave NE, Suite 250
Redmond, WA 98052
425-636-8006



We look forward to the pre-application meeting and introducing this project to the City.

Sincerely,

Partners Architectural Design Group, Inc.

Eric E. Koch
Principal

Encl: Master land use application
Pre-app checklist
Vicinity Map
Plan Set